

# \$404,990 - 1271 Lennea Garden, New Braunfels

MLS® #450032

## \$404,990

4 Bedroom, 3.00 Bathroom, 2,831 sqft  
Residential on 0.12 Acres

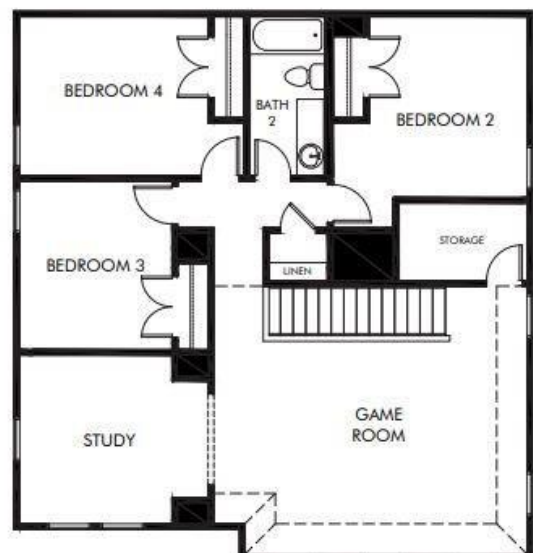
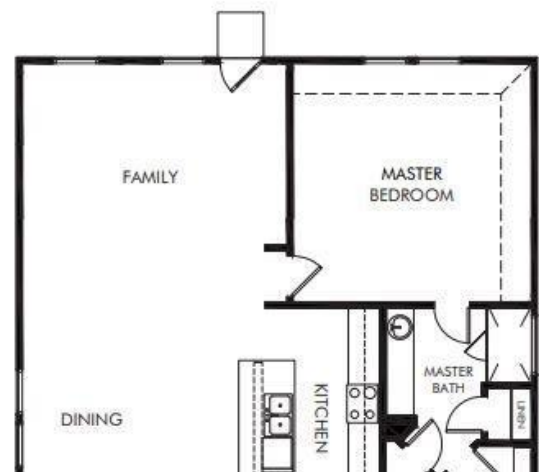
Meyers Landing, New Braunfels, Texas

Brand NEW energy-efficient home ready February 2022! An entertainer's dream, the open kitchen and family room provide the perfect gathering space for all occasions. Linen cabinets with off-white grey granite countertops, grey brown EVP flooring and warm grey brown carpet in our Serene package. Includes smart home features, spray foam insulation, full irrigation with a nice front porch. Situated in the beautiful Texas Hill Country, and just minutes away from Texas favorite Buccee's, this community offers convenient access to shopping and dining. Known for their energy-efficient features, our homes help you live a healthier and quieter lifestyle while saving thousands of dollars on utility bills.

Built in 2021

## Essential Information

MLS® #	450032
Price	\$404,990
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,831
Acres	0.12
Year Built	2021
Type	Residential



Sub-Type	Single Family
Style	Craftsman
Status	Active

### Community Information

Address	1271 Lennea Garden
Subdivision	Meyers Landing
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

### Amenities

Utilities	Cable Available, Electricity Available
Features	None, Sidewalks
Parking	Attached, Garage
# of Garages	2
View	None

### Interior

Interior	Tile, Vinyl
Interior Features	Ceiling Fan(s), Double Vanity, Home Office, Pull Down Attic Stairs, Separate Shower, Kitchen Island, Pantry
Appliances	Dishwasher, Electric Range, Electric Water Heater, Disposal, Microwave, Some Electric Appliances, Range, Electric Cooktop
Heating	Electric
Cooling	Central Air, 1 Unit
Fireplaces	None
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Covered Patio, In-Wall Pest Control System
Lot Description	45x120
Roof	Composition, Shingle
Construction	HardiPlank Type, Masonry
Foundation	Slab

### School Information

District	Comal ISD
Elementary	Freiheit Elementary
Middle	Canyon Middle School
High	Canyon High School

### **Additional Information**

Date Listed	August 27th, 2021
Days on Market	4
HOA Fees	300.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Meritage Homes Realty
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